

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Gary W. Simmons and Susan J. Simmons, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to the property by virtue of her marriage to Gary W. Simmons, Grantors, and William L. McNease and Joan M. McNease, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 6, WINDSTONE SUBDIVISION, Phase I, in Section 26, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 70, Page 40, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

188 7190

RETURN TO:
GAC/Fiserv
5401 Gamble Drive, #300
St. Louis Park, MN 55416

Cathy

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 26th day of April, 2006.

Gary W. Simmons

Gary W. Simmons
Susan J. Simmons

Susan J. Simmons

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Gary W. Simmons and Susan J. Simmons, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 26th day of April, 2006.

Frederica R. Buckingham

NOTARY PUBLIC

(SEAL)

My Commission Expires



ADDRESS OF GRANTOR:
4951 Stone Park Blvd
Olive Branch, MS 38654
Home: 662-890-5610
Work: 662-890-5610

ADDRESS OF GRANTEES:
4951 Stone Park Blvd
Olive Branch, MS 38654
Home: 662-656-8868
Work: 662-691-1910

PREPARED BY:
BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 806125/JSM